



**DESCRIPTION:**

POTENTIAL ANNUAL RENTAL INCOME £22,800 . GIVING GROSS YIELD OF 8.9% ON CURRENT ASKING PRICE ! Blake & Thickbroom are pleased to be offering this investment opportunity located on the outskirts of Clacton's town centre. This detached freehold has been divided into two two bedroom flats with gardens. In our opinion this is offering a superb opportunity for a landlord to grow their portfolio without the constant worry of ground rents and service charges.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre via Station Road turning left into Carnarvon Road. At roundabout take the second exit into Wellesley Road. Follow the road round to the left, stay in left hand lane, following round to the left again passing petrol station on left. At mini roundabout take the second exit into Coppins Road. Proceed past the shopping parade on the left before turning right into Thomas Road and the property will be found on the left hand side.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

- \* DETACHED FREEHOLD SPLIT INTO GROUND FLOOR AND FIRST FLOOR TWO BEDROOM FLATS \*
- \* PRIVATE GARDENS \* REFURBISHED KITCHENS \*
- \* SEPARATE GAS HEATING SYSTEMS \* DOUBLE GLAZING \*
- \* GROUND FLOOR FLAT IS CURRENTLY LET PRODUCING £10,200 PER ANNUM \* SOLE AGENTS \*
- \* DETACHED GARAGE \* IDEAL FREEHOLD RENTAL INVESTMENT \*

**GROUND FLOOR FLAT: 27A:**

Access down the left hand side of the property to UPVC side entrance door into entrance hall. Built in storage cupboard. Doors to all rooms.

**LOUNGE:** 14'0 (4.27m) x 9'0 (2.74m)  
(into alcove). Radiator. Double glazed window to rear overlooking rear garden. Door to:

**KITCHEN:** 10'0 (3.05m) x 7'1 (2.16m)  
Refitted with a range of high gloss laminated fronted base units comprising of laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap, integrated electric hob with oven under, wall mounted gas boiler (Fitted May 2022). Double glazed window to side and further double glazed entrance door leading to private rear garden.

**BEDROOM ONE:** 14'0 (4.27m) x 10'0 (3.05m)  
Radiator. Double glazed window to front.

**BEDROOM TWO:** 14'0 (4.27m) x 9'10 (3.00m)  
Radiator. Double glazed window to front.

**BATHROOM:**

White coloured suite comprising of panelled bath, pedestal wash basin, low level WC. Radiator. Partially tiled walls. Double glazed window to side.

**PRIVATE REAR GARDEN:**

Approximately 50' in length, predominantly lawned with paved patio area adjacent to the rear of the property, the garden is retained by timber panelled fencing.

**FIRST FLOOR FLAT: 27B:**

UPVC double glazed door into entrance porch. Further double glazed window to side and door to:

**ENTRANCE HALL:**

Turning stairflight to first floor with storage space under, plumbing for washing machine.

**FIRST FLOOR LANDING:**

Radiator. Access to loft. Doors to all rooms.

**LOUNGE:** 14'0 (4.27m) x 10'0 (3.05m)

Radiator. Double glazed window to front.

**KITCHEN:** 12'3 (3.73m) x 7'0 (2.13m)

Refitted with a range of high gloss laminated fronted base units comprising of laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap, range of matching eye level cupboards, integrated electric hob with oven under and extractor hood above, integrated dishwasher, wall mounted gas boiler. Double glazed window to rear.

**BEDROOM ONE:** 12'7 (3.84m) x 11'0 (3.35m)

Radiator. Double glazed window to front.

**BEDROOM TWO:** 9'0 (2.74m) x 8'9 (2.67m)

Radiator. Double glazed window to rear.

**BATHROOM:**

White coloured suite comprising of panelled bath, pedestal wash basin, low level WC. Radiator. Fully tiled walls. Double glazed window to rear.

**WALK IN STORAGE CUPBOARD:** 6'0 (1.83m) x 6'0 (1.83m)

Double glazed window to side.

**OUTSIDE:**

Driveway to front affording off road parking and access to detached garage (16'8 x 9') and has been informally converted into a home office/studio with service door to rear. The rear garden is approximately 50' in length, predominantly lawned and retained by timber panelled fencing.

**AGENTS NOTES:**

Material Information for this property

Tenure is Freehold.

Council Tax Band: Ground Floor and First Floor flats both banded A.

EPC: Both flats have an energy rating of D.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage Type - Mains.

Telephone and Broadband - Unknown. Prospective purchasers should be directed to web site Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No.

Non standard property features - Yes. This detached residence was converted into two self contained flats under Planning Reference: CLA/267/56 circa. 1956.

The ground floor flat is currently let under an AST producing £850 pcm.

The first floor flat is currently vacant.













